

**KINGSBURG PLANNING COMMISSION  
REGULAR MEETING  
MAY 11, 2006**

**Call to order** – At 5:05 P.M. Chairperson Erwin Ohannesian called the meeting of the Kingsburg Planning Commission to order.

**Commissioners Present** – Commissioner Woollard, Commissioner Parlier, Commissioner Polyack, Commissioner Peelgren, and Chairperson Erwin Ohannesian.

**Commissioners Absent** – Commissioner Henslee, and Commissioner Martin.

**Staff Present** – Planning and Development Director Terry Schmal, and Planning Secretary Mary Colby.

**Others Present** – Steve Nagle, Jolene Polyack, Mario Valmonte, Parminder Singh Sohal, Councilmember Blayney, and John Matic.

**Approval of Minutes** – Commissioner Parlier made a motion, seconded by Commissioner Polyack, to approve the April 13, 2006 minutes as corrected:

Last Page second paragraph (motion) .....recommend that the applicant brings back the site plan showing details of improvements not only at the Hi-Life Steakhouse but also Kady's Kitchen parking lot.

The motion carried by unanimous aye voice vote of those Commissioners present.

**Public Comments** – There were no citizens present who wished to comment at this time.

**CONCEPTUAL PRESENTATION** – Proposed Senior Housing Development at 2635 Madsen Avenue, applicant Steve Nagle.

Steve Nagle, the owner of the property at 2635 Madsen Avenue, stated that he has brought along two design professionals to help present this proposal. Planning and Development Director Terry Schmal placed an overhead showing the location of this property.

Mr. Nagle stated that they are here today only with a conceptual idea to investigate a better use of the property. He stated that he would like to develop a gated senior community, with up to five duplex units and a shared garage. Mr. Nagle stated that he has discussed this with the neighboring property owners to the south and they have indicated they may be receptive to including their lot for a larger development. At this time Mr. Nagle asked for direction from the Planning Commission regarding this concept and whether it would be a good fit for this area.

Commissioner Ohannesian asked if this project could this be considered infill. Planning and Development Director Terry Schmal stated that reusing property would give the project a higher rating and could score more points in the rating and ranking system. He stated that this project would not be exempt and would have to compete for allocations

along with other projects that may be submitted. Mr. Schmal stated that this area is not zoned for multi family and would have to be rezoned.

Commissioner Ohannesian stated that Mr. Nagle should discuss this further with the neighbor to the south and pointed out that this could be developed as a single family subdivision with up to 8 lots and a cul de sac street. Chairperson Erwin Ohannesian also suggested that Mr. Nagle pursue a zone change and work with Planning and Development Director Terry Schmal to address other details of the project.

**CONCEPTUAL PRESENTATION – For a Planned Unit Development located at 14281 S. Academy Avenue, applicant Parminder Singh Sohal, Representative Mario Valmonte.**

Planning and Development Director Terry Schmal place an overhead depicting the layout of the proposed subdivision. Mario Valmonte stated that this is the best layout that they can come up with.

Planning and Development Director Terry Schmal stated that staff's concern is the line of lots that are surrounded by streets, with two lots surrounded on three sides by streets. The Commissioners discussed different layouts for this project and locations of street.

Councilmember Blayney stated that speaking as a volunteer fireman this layout would be difficult for an ambulance or a fire truck to navigate, and it would be very hard to provide service to lots in each corner.

Mario station they would revert to the prior design with the lots in the middle and streets around them.

**PUBLIC HEARING – Parcel Map 66 dividing 3.31 acres at the end of Lungren Court in the Kingsburg Business Park into two parcels, applicant Hiten Suraj, representative Precision Civil Engineering.**

Because the applicant had not arrived yet it was the consensus of the Commission to postpone this item until later in the meeting.

Planning and Development Director Terry Schmal stated that the staff report was prepared by the City Engineer, but due to family matters he is unable to attend. Mr. Schmal stated that a lot split has occurred in this area before and the applicant is proposing to split one existing lot into two.

At 6: 45 P.M. Commissioner Ohannesian opened the Public Hearing postponed from 5:00 P.M. There were no citizens present who wished to comment against this project. The applicant Hiten Suraj, stated that the proposal is to split the lot for future development possibly a hotel. He stated that they are scouting for hotel companies to locate at this site. There were no other citizens present who wished to comment and at 6:48 the Public Hearing was closed.

Commission suggested cutting off the tip of parcel 2. The applicant assured the Commission that every inch of space is used or is landscaped.

Commissioner Parlier made a motion, seconded by Commissioner Polyack, to recommend to the City Council approval of Tentative Map 66 with the following conditions:

General:

1. That all conditions of the applicant be conditions of approval, except as further modified below, and subject to modifications to conform to applicable City Standards.
2. That the applicant pays all fees as required by existing ordinances and schedules.
3. That a right to farm covenant be recorded prior to recordation of the final map. That all lots be provided with a 2" water service and City-standard water meter.
4. That all lots be provided with 4" sewer services subject to SKKKF standards and approval.
5. That as part of the mitigation measures for soil erosion; the developer shall be responsible for street sweeping during the one-year warranty period.

Final Map:

1. That all existing easements and the location of the Business Park highway sign be shown on the Final Map.
2. That the final map be submitted to the City Engineer for review and approval.
3. That all City and County requirements pertaining to acceptance and recordation of the Final Map be met by the developer.

Added Condition:

That Parcel 1 and 2 are consistent with the layout of the original parcel.

The motion carried by unanimous aye voice vote of those Commissioners present.

**Future Items.** – Next meeting is June 15, moved due to high school graduation. This is Erwin's last meeting.

Chairperson Erwin Ohannesian stated that there is a meeting at Lincoln School on June 8<sup>th</sup> 2006 with Cal Trans regarding the widening of Freeway 99. He stated that it is very important to attend as there will be important information distributed.

**Adjourn** – At 6:08 P.M. the Planning Commission adjourned to their next regular meeting.

Submitted by

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Planning Secretary Mary Colby